

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



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MAYOR

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DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: March 3, 2023

Jay Vanos (A)(O)
V3 Development, LLC
1733 South La Cienega Boulevard
Los Angeles, CA 90035

Case No. AA-2017-3856-PMLA-SL
Related Case: None
Address: 1702 South Granville Avenue
Planning Area: West Los Angeles
Zone: [Q]R3-1
D. M.: 126 B 149
C. D.: 11 - Bonin
CEQA: ENV-2017-3857-CE
Legal Description: Lot 13, Tract TR 6180,
Block None

LETTER OF CLARIFICATION

On August 29, 2018, the Advisory Agency approved Parcel Map No. AA-2017-3856-PMLA-SL, located at 1702 South Granville Avenue composed of 4 small lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated March 1, 2018 in the West Los Angeles Community Plan. The approval became effective on September 13, 2018.

On February 14, 2023, the Applicant requested a Letter of Clarification to address a 17-foot wide common access driveway easement shown on the approved parcel map. The Applicant indicated that the Department of Building and Safety is requesting an explicit note approving a 17-foot common access open to the sky in lieu of 20 feet.

The Advisory Agency has reviewed the request and is in agreement with the requested clarification. The Small Lot Map Standards (effective April 18, 2018) required a minimum 10-foot common access driveway width that is clear-to-sky. The approved parcel map shows a 17-foot wide common access driveway easement that is clear-to-sky, which meets the Map Standard requirement.

Therefore, the Advisory Agency is hereby clarifying the Conditions of Approval as follows:

- 18. Small Lot Subdivision -note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176,354 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

a. **(i) Setbacks shall be permitted as follows:**

PARCEL #	FRONT	SIDE 1	REAR	SIDE 2
A	5'-0" (N)	5'-0" (E)	0'-4" (S)	8'-6" (W)
B	5'-0" (E)	5'-0" (S)	8'-6" (W)	0'-4" (N)
C	7'-8" (W)	5'-0" (N)	8'-6" (E)	0'-4" (S)
D	7'-8" (W)	0'-4" (N)	8'-6" (E)	5'-0" (S)

(ii) The Common Access Driveway may have a minimum width of 17 feet clear-to-sky.

All other terms and conditions of Parcel Map No. AA-2017-3856-PMLA-SL shall remain as originally granted.

VINCENT P. BERTONI, AICP
Advisory Agency

Michelle Singh

MICHELLE SINGH
Senior City Planner

VPB:MS:CC

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 27, 2022

Applicant/Owner

Judd Burton
Iowa Granville LLC
1607 S. Wooster Ave. Los
Angeles, CA 90035

Representative

Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd. Ste 500
North Hollywood, CA 91601

RE: AA-2017-3856-PMLA-SL

Related Case(s): None

Address: 1702 S. Granville Ave.

Community Plan: West Los Angeles

Council District: 11 - Bonin

Zone: (Q)R3-1

CEQA: ENV-2017-3857-CE

EXTENSION OF TIME PURSUANT TO AB 1561 AND CHAPTER 1

On August 29, 2018, the Deputy Advisory Agency conditionally approved AA-2017-3856-PMLA-SL for 4 small lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated March 1, 2018 in the (Q)R3-1 Zone, located at 1702 S. Granville Ave. within the West Los Angeles Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval date.

In accordance with the provisions of Section 65914.5(b), the Deputy Advisory Agency is authorized to grant an 18-month extension for the recording of the final AA-2017-3856-PMLA-SL.

In addition, pursuant to Chapter 1, LAMC Section 12.36 G.3, legislative approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the AA-2017-3856-PMLA-SL is **February 28, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning

AA-2017-3856-PMLA-SL Time Extension

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:BMO

A handwritten signature in black ink, consisting of several vertical, slightly wavy lines that resemble the letters 'NR', followed by a horizontal flourish extending to the right.

cc: Councilmember Mike Bonin

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: AA-2017-3856-PMLA-SL PROJECT ADDRESS: 1702 S. Granville Ave.

DATE OF APPROVAL: 8/29/18 EFFECTIVE DATE OF APPROVAL: 9/13/18

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

Final map was unable to record as of yet due to delays related to COVID-19. Project's construction is
nearly complete and Final Map is entering final review for recordation presently. City of Los Angeles
remains under Emergency Orders and expirations are to be tolling and extended.

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled "By-Right Time Extensions per Ordinance 182,106" (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: Judd Burton Company: Iowa Granville LLC
 Address: 1607 S. Wooster Ave. Telephone: 323-677-2500
 Zip: 90035 E-mail: info@bmrla.com

Property Owner: _____ Company: Iowa Granville LLC
 Address: 1607 S. Wooster Ave. Telephone: 323-677-2500
 Zip: 90035 E-mail: info@bmrla.com

Representative: Aaron Belliston Company: BMR Enterprises
 Address: 5250 Lankershim Blvd. Ste 500 Telephone: 323-839-4623
 Zip: 91601 E-mail: aaron@bmrla.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: Judd Burton

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of _____, On _____ before me, _____
(Insert Name of Notary Public and Title)
 personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

 Signature (Seal)

Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On September 29, 2022 before me, Nigel N. Hordagoda, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Judd Burton
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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(213) 978-1274

<http://planning.lacity.org>

Decision Date: August 29, 2018

Appeal End Date: September 13, 2018

Jay Vanos (A)(O)
V3 Development, LLC
1733 South La Cienega Boulevard
Los Angeles, CA 90035

Kamran Kazemi (R)
Tala Associates
1916 Colby Avenue
Los Angeles, CA 90025

Case No. AA-2017-3856-PMLA-SL
Related Case: None
Address: 1702 South Granville Avenue
Planning Area: West Los Angeles
Zone: [Q]R3-1
D. M.: 126 B 149
C. D.: 11 - Bonin
CEQA: ENV-2017-3857-CE
Legal Description: Lot 13, Tract TR 6180,
Block None

In accordance with provisions of Section 17.03 and 12.22 C.27 of the Los Angeles Municipal Code, the Advisory Agency has determined that based on the whole of the administrative record the Project is exempt from CEQA pursuant to State CEQA Guidelines Sections Article 19, 15304 (Class 4), 15315 (Class 15) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4-Category 1 and Class 15, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, under Case No. ENV-2017-3857-CE, and approved Parcel Map AA-2017-3856-PMLA-SL composed of 4 small lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated March 1, 2018. This unit density is based on the [Q] R3-1 Zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Julia Li by calling (213) 202-3481.

1. That a 15-foot radius property line return or a 10-foot by 10-foot cut corner be dedicated at the intersection of Granville Avenue and Iowa Avenue based on the Mobility Plan Designation.
2. That if necessary and for street address purposes, if this parcel map approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
3. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
4. That any necessary public sanitary sewer easement be dedicated within the common access area on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the following improvements be either constructed prior to recordation of the final map, or that the construction be suitably guaranteed:
 - a. Improve Granville Avenue and Iowa Avenue adjoining the subdivision by the removal of existing sidewalks and concrete curbs and gutters; and construction of new 5-foot wide concrete sidewalks; integral concrete curb and gutters at the same locations; planting trees and landscaping of the parkways; including any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
 - b. Construct a concrete curb ramp at the intersection of Granville and Iowa Avenues as required by the provisions of the "Americans with Disabilities Act".
 - c. Construct the necessary house connection sewers to serve each parcel; evaluate the efficiency of the existing house connections and the capacity of the sewers in the area, and/or any other arrangement acceptable to the West Los Angeles Engineering District Office of the Bureau of Engineering.

Any questions regarding this report should be directed to Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3481.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 201 N. Figueroa Street, 3rd Floor, Counter 24.

7. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only- **contact Eric Wong at (213) 482-6876** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

8. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - c. Parcel A along Iowa Avenue and Parcels C and D along Iowa Avenue do not comply with the minimum 15 ft. front yard setback after required street dedication is taken as required for the [Q]R3-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
 - d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street

Notes: The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 7166 W. Manchester Ave., Los Angeles, CA 90045. Please contact Jonathan Yu at jonathan.yu@lacity.org or 213-485-1062 for any questions regarding the following.

9. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.

- c. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.
- d. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 North Figueroa Street, 3rd floor. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

10. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. One or more Knox Boxes will be required to be installed for LAFD access to project location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
 - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an

approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

- f. Site plans shall include all overhead utility lines adjacent to the site.
- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- h. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504 . You should advise any consultant representing you of this requirement as well.

BUREAU OF SANITATION

- 11. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated March 21, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

DEPARTMENT OF RECREATION AND PARKS

Please Note: Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information please feel free to contact the RAP Park Fee staff at (213) 202-2682.

- 12. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 2

- 13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street

Lighting Maintenance Assessment District.

14. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Construct new lights: one (1) on Granville Ave. and one (1) on Iowa Ave.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

Department of City Planning-Site Specific Conditions

15. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Use. Limit the proposed development to a maximum of four (4) units.
 - b. Parking. That a minimum of two (2) parking spaces per dwelling unit shall be provided, for a minimum of eight (8) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Landscape Plans**. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.

- ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the West Los Angeles Community Plan.
- f. **Parcel Map Conditions on Building Plans.** In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable parcel map conditions affecting the physical design of the building and or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable parcel map conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

Alternatively, If a building permit for apartments shall not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant shall not request a permit for apartments and intends to acquire a building permit for a condominium building (s). Such letter is sufficient to clear this condition.

- g. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- h. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- i. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- j. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

- 16. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition(s) per Ordinance No. ORD-166311-SA950.
- 17. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
- 18. **Small Lot Subdivision -note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176,354 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

a.

PARCEL #	FRONT	SIDE 1	REAR	SIDE 2
A	5'-0" (N)	5'-0" (E)	0'-4" (S)	8'-6" (W)
B	5'-0" (E)	5'-0" (S)	8'-6" (W)	0'-4" (N)
C	7'-8" (W)	5'-0" (N)	8'-6" (E)	0'-4" (S)
D	7'-8" (W)	0'-4" (N)	8'-6" (E)	5'-0" (S)

- b. All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel.
- c. Vehicular access and off-site parking for Parcels A, B, C, and D shall be provided off Iowa Avenue.
- d. An affidavit or reciprocal vehicle and pedestrian access easement between Parcels A, B, C, and D shall be recorded.
- e. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance

Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

DETERMINED based on the whole of the administrative record the Project is exempt from CEQA pursuant to State CEQA Guidelines Sections Article 19, 15304 (Class 4), 15315 (Class 15) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4-Category 1 and Class 15, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, under Case No. ENV-2017-3857-CE.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2017-3856-PMLA-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

- (a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The General Plan Land Use Element is comprised of 35 Community Plans which guide development. The subject project is within the West Los Angeles Community Plan, which designates the subject property for Medium Residential land uses with the corresponding zone of R3. The subject site is zoned [Q]R3-1. Per LAMC Section 12.10, the R3 zone requires at least 800 square feet of lot area per dwelling unit, and limits building height to a maximum of 45 feet. Ordinance No. ORD-166311-SA950 requires at least 1,200 square feet of lot area per dwelling unit. The subject site is approximately 5,000 square feet, and therefore is permitted a maximum density of 4 dwelling units by-right. As shown on the parcel map, the project proposes to subdivide the lot into 4 small lots, pursuant to the LAMC Section 12.22 C.27 (Small Lot Ordinance), each with one dwelling unit. The project would result in a total maximum of four (4) dwelling units with a maximum height of 43 feet, which is consistent with and does not exceed the density or height allowed by the zone. The small lot subdivision will also result in minimum parcel sizes of over 600 square feet, minimum lot width of over 16 feet, and maximum lot coverage of less than 80 percent, as required by LAMC Section 12.22 C.27. The project would provide two parking spaces per small lot home in accordance with LAMC Section 12.21 A.4. The adopted Plan zone allows for the proposed subdivision. As required by the Ordinance, the proposed project is consistent with the density requirements of the [Q] R3-1 Zone.

The project is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The West Los Angeles Transportation Improvement and Mitigation Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects.

As conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For the purposes of a subdivision, "design" and "improvement" is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Map Act expressly states that the "design and location of buildings are not part of the map review process" for subdivisions. Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The development of this parcel is an infill of an otherwise multiple-family residential neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The subject site is zoned [Q]R3-1, which would permit a maximum of four (4) dwelling units and a maximum height of 45 feet on the approximately 5,000 square foot site. As proposed for a 4-unit small lot subdivision with a maximum height of 43 feet, the subdivision is consistent with the density and height permitted by the zone and land use designation. Access is provided in the form of a common access easement from Iowa Avenue. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22 C.27. The project is also conditioned to ensure compliance with the [Q] Condition per Ordinance No. ORD-166311-SA950.

In addition, LAMC Section 17.05-C enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make improvements on Granville Avenue and Iowa Avenue in order to meet current street standards. The Bureau of Sanitation reviewed the sewer/drain lines serving the subject tract and found no problems to their structures or potential maintenance problems. In correspondence dated March 14, 2018, the Department

of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to planning approval of the Parcel Map; however, that the applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

Therefore, as conditioned, the proposed design and improvement of the parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

(c) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.**

The development of this parcel is an infill of an otherwise multiple-family residential neighborhood. The project site consists of one rectangular corner lot that covers a lot area of approximately 5,000 square feet. The subject site has frontage along the east side of Granville Avenue measuring approximately 50 feet in width, and frontage along the south side of Iowa Avenue measuring approximately 100 feet in width. The existing topography is relatively flat. The subdivision maintains setbacks along the perimeter of the property of 7 feet-8 inches to the west, and 5 feet to the north, south, and east. The proposed project is considered an infill development in an area that has a mix of multi-family and single-family development. The project access easement is adequate for vehicular ingress and egress and emergency purposes.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is outside of the flood zone as indicated on NavigateLA. Regulatory Compliance Measures will reduce any potential impacts to less than significant. Therefore, the Department of City Planning has determined that the project is categorically exempt from CEQA as provided in Case No. ENV-2017-3857-CE.

The parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make improvements on Granville Avenue and Iowa Avenue in order to meet current street standards. The Bureau of Sanitation reviewed the sewer/drain lines serving the subject tract and found no problems to their structures or potential maintenance problems. The applicant will be required to comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit

(d) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT**

The development of this tract is an infill of a mixed-density multiple-family residential neighborhood. The east side of Granville Avenue from Iowa avenue to Nebraska

Avenue (including the subject site) is zoned [Q] R3-1. The west side of Granville Avenue is zoned RD1.5-1. North of Iowa Avenue is zoned R3-1. The surrounding parcels are developed with single- and multi-family residential buildings ranging from one to four stories in height. Properties directly to the south of the subject site are improved with multi-family residential buildings ranging from two to three stories in height. The abutting property to the east is improved with a four-story residential building.

The project involves the demolition of the existing single-family dwelling and small lot subdivision for the new construction, use, and maintenance of four (4) small lot homes. Per architectural plans dated March 1, 2018, the dwelling units will be four stories and a maximum of 43 feet in height. As proposed, the project is consistent with and does not exceed the density or height allowed by the zone. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed parcel map is physically suitable for the proposed density of development.

- (e) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.**

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family and single-family dwellings.

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment. The Department of City Planning has determined that Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, 15304 (Class 4), 15315 (Class 15) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4-Category 1 and Class 15, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2017-3857-CE).

As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.**

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety,

flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

There are no apparent health problems that might be caused by the design or construction of the proposed small lot subdivision.

The Bureau of Engineering has reported than existing sanitary sewer is available under Granville and Iowa Avenues adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

- (g) THE DESIGN OF THE SUBDIVISION AND TH EPROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior tor recordation of the proposed Parcel Map.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the

buildings on the site in relation to adjacent development.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the West Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by September 4, 2018 at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.lacity.org/pln.

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call staff at (213) 978-0016.

VINCENT P. BERTONI, AICP
Advisory Agency



Jason Chan
Deputy Advisory Agency

VPB:JC:CC:th

cc: Bureau of Engineering
Dept. of Building & Safety, Zoning
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks
Bureau of Street Lighting
Department of Transportation
Street Tree Division

CP-1809 (03-01-01)

PRELIMINARY PARCEL MAP #AA-2017-3856 PMLA-SL FOR 4 UNIT SMALL LOT SUBDIVISION

LOT 13 OF TRACT NO. 6180, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 75, PAGE 14 OF MAPS EXCEPTING THE NORTHEASTERLY 47.50' THEREOF, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 4262-016-014

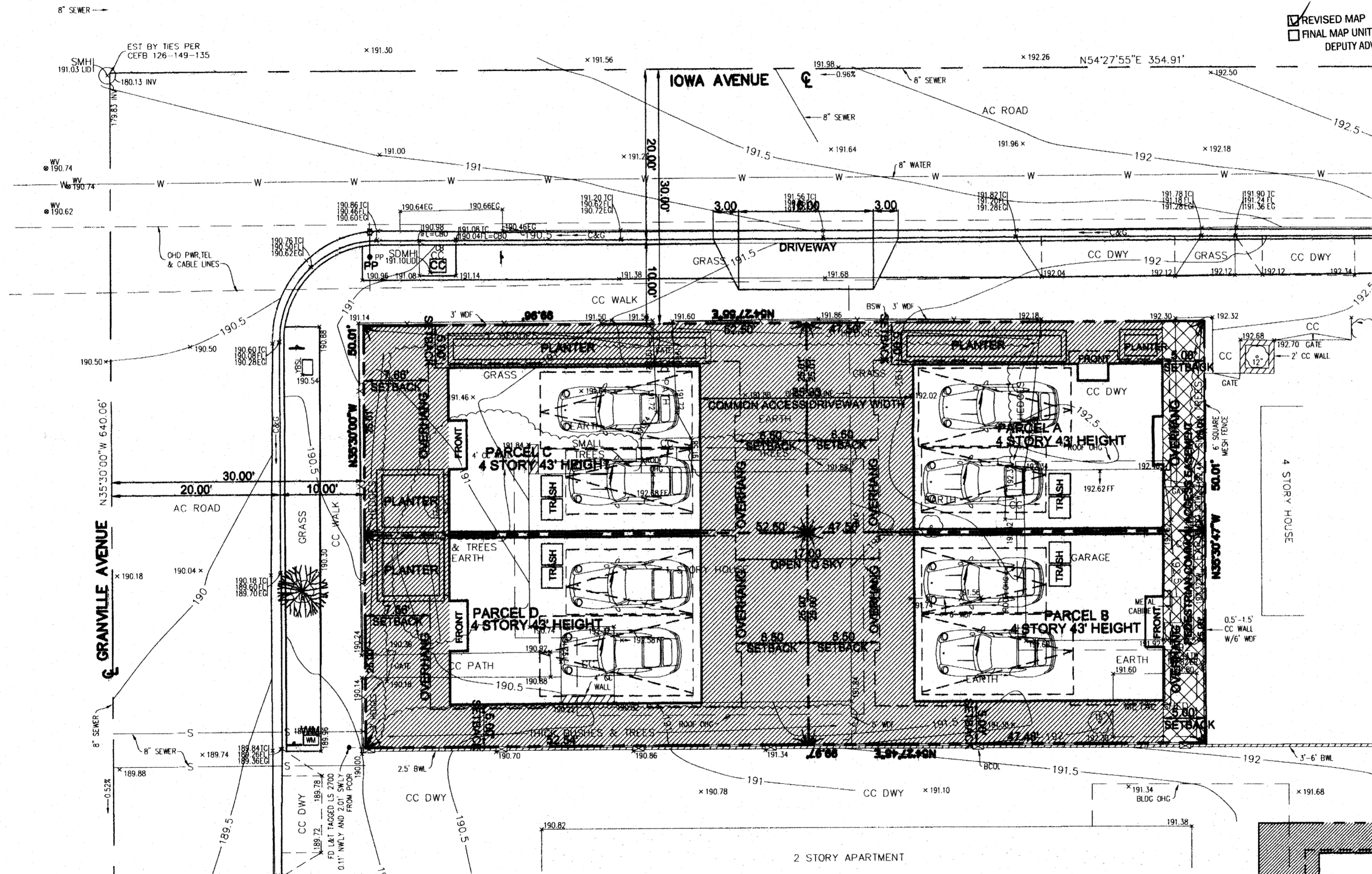
SCALE: 1"=10'



VICINITY MAP
N.T.S.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 PARCEL MAP
MAR 01 2018
 REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

REVISED
MAP



TRACT MAP NOTES

OWNER & SUBDIVIDER:
V3 DEVELOPMENT LLC.
2747 MARQUETTE DR.
TOPANGA, CA 90290
310.344.2887
jayvarch@gmail.com
ATT: JAY VANOS

SITE ADDRESS:
1702 S GRANVILLE
LOS ANGELES, CA. 90025

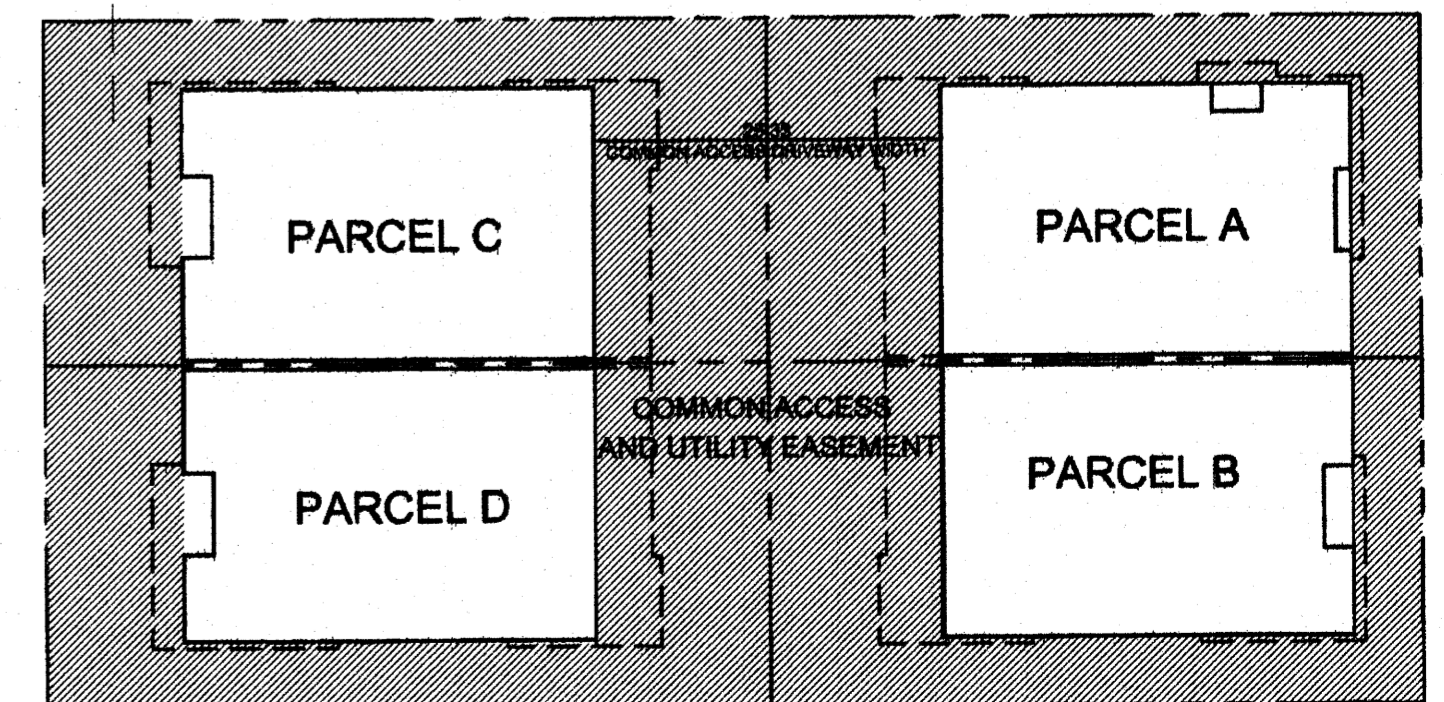
GROSS AREA: 9,498.56 SQ. FT. = 0.218 ACRES
PIQ + HALF OF GRANVILLE AVE
+ HALF OF IOWA AVE
NET AREA:
4,999.8 SQ. FT. = 0.114 ACRES PIQ ONLY

NOTES:

1. NO PROTECTED SPECIES ON THE SITE.
2. ALL UTILITIES ARE AVAILABLE TO SITE.
3. PROPOSED PROJECT: 4 SMALL LOT SUBDIVISION
4. EXISTING ZONE: [QR3-1] PROPOSED ZONE: SAME
5. PROPOSED PARKING SPACES: 8 PARKING SPACES
6. NO GEOLOGICAL HAZARDOUS AREA.
7. SEWER IS AVAILABLE TO THE SITE.
8. EXISTING BUILDING TO BE REMOVED (1 STORY SFR, 915 SF W DETACHED 1 STORY 350 SF GARAGE)
9. THERE ARE NO TREES ON SUBJECT SITE.
10. SITE IS NOT IN LIQUEFACTION.
11. PROPOSED TRASH: CITY TRASH CONTAINER WILL BE INSIDE EACH PROPOSED UNIT FOR EACH PROPOSED LOT
12. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354
13. TRASH COLLECTION / PICK UP : STREET SIDE ON GRANVILLE / IOWA

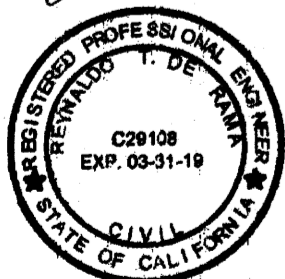
PROPERTY DESCRIPTION

PARCEL #	LOT AREA	FRONT YARD	SIDE YARD	RARE YARD	SIDE YARD	LOT COVERAGE
1- UNIT A	1,187.3 SF	5'-0" N	5'-0" E	0'-4" S	8'-6" W	%48
2- UNIT B	1,187.3 SF	5'-0" E	5'-0" S	8'-6" W	0'-4" N	%48
3- UNIT C	1,312.6 SF	7'-8" E	5'-0" N	8'-6" W	0'-4" S	%43
4- UNIT D	1,312.6 SF	7'-8" E	0'-4" N	8'-6" E	5'-0" S	%43



DETAIL - A
N.T.S.

Jay Varch



PLANS PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29108
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968
JN3538 DATE: FEBRUARY 13, 2018